029.0	0004	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	836,600 / 836,600
					USE VALUE:	836,600 / 836,600
					ASSESSED:	836,600 / 836,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEZICH DANIEL &
Owner 2:	CERRITELLI LAURA
Owner 3:	
Street 1:	23 TUFTS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAFFREY AUGUSTINE ANDREW III -
Owner 2:	KAKASSY CECILIA DEANNA -
Street 1:	23 TUFTS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Aluminum Exterior and 1521 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	380,600		456,000	836,600
Total Card	0.115	380,600		456,000	836,600
Total Parcel	0.115	380,600		456,000	836,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 550.03 | /Parcel: 550.03

Legal Description

User Acct 20355

GIS Ref

GIS Ref

Insp Date 09/07/17

Entered Lot Size

Total Land:

Land Unit Type:

!2453!

PREVIOUS ASSESSMENT

Parcel ID 029.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	380,600	0	5,000.	456,000	836,600		Year end	12/23/2021
2021	101	FV	369,800	0	5,000.	456,000	825,800		Year End Roll	12/10/2020
2020	101	FV	369,900	0	5,000.	456,000	825,900	825,900	Year End Roll	12/18/2019
2019	101	FV	292,900	0	5,000.	484,500	777,400	777,400	Year End Roll	1/3/2019
2018	101	FV	292,900	0	5,000.	353,400	646,300	646,300	Year End Roll	12/20/2017
2017	101	FV	292,900	0	5,000.	307,800	600,700	600,700	Year End Roll	1/3/2017
2016	101	FV	255,100	0	5,000.	262,200	517,300	517,300	Year End	1/4/2016
2015	101	FV	249,200	0	5,000.	256,500	505,700	505,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:31:24

LAST REV

Date	Time
11/21/17	15:34:46
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2453

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAFFREY AUGUSTI	1493-120		7/22/2016		750,000	No	No		
MC DERMOTT JOSE	1324-83		8/4/2006		435,000	No	No		
	823-156		1/1/1982			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2017	1327	Solar Pa	8,472	C				
5/22/2008	497	Redo Kit	13,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2017	Inspected	PH	Patrick H
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/20/2017	SQ Returned	EMK	Ellen K
2/12/2009	Meas/Inspect	294	PATRIOT
12/13/2006	MLS	MM	Mary M
2/17/2000	Meas/Inspect	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	20355
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE\BRIC		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99288172
Adj $ / SQ:	174.251
Other Features:	91300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426655
Depreciation:	46079
Depreciated Total:	380576

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

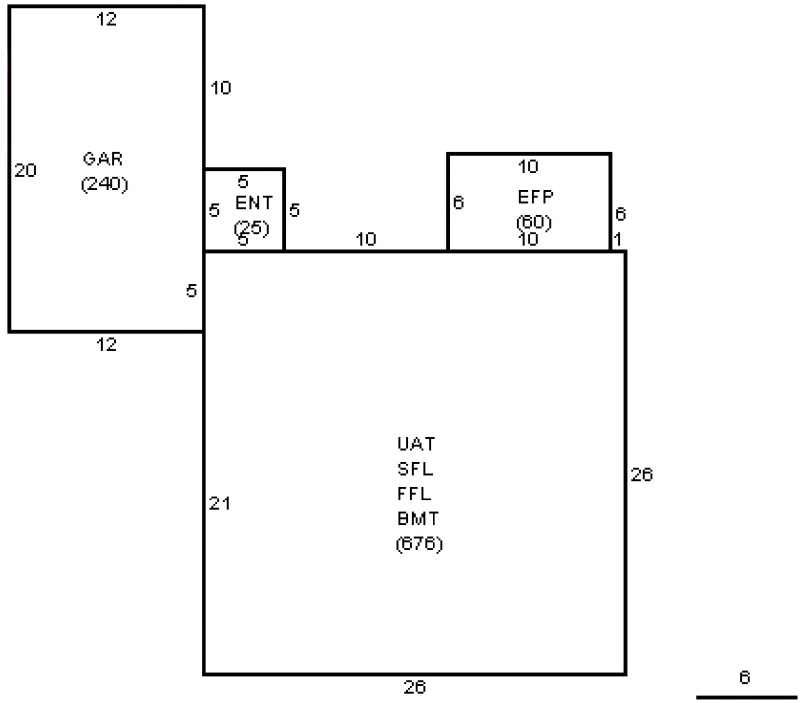
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.68
Special Features:	0	Val/Su Net:	150.91
Final Total:	380600	Val/Su SzAd	281.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	676	56.460	38,165
FFL	First Floor	676	174.250	117,794
SFL	Second Floor	676	174.250	117,794
GAR	Garage	240	25.240	6,057
UAT	Upper Attic	169	69.700	11,779
EFP	Enclos Porch	60	72.080	4,325
ENT	ENTRY	25	26.210	655
	Net Sketched Area:	2,522	Total:	296,568

Size Ad	1352	Gross Area	3029	FinArea	1521

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

029.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc